

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON SEPTEMBER 16, 2020
(Approved October 21, 2020)

The Planning Commission held their monthly meeting on Wednesday, September 16, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Marjorie Brown, Township Solicitor, Rick Tralies, Township Planner and Brady Flaharty, Township Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Ms. Brown made one correction to the minutes. Mrs. Alexis made a motion to accept the minutes with the correction indicated for the August 19, 2020 monthly meeting. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

There was no subdivision and land development brought before the commission at this time.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Woessner stated there is a potential problem with sewer and water that may impact the lot sizes. Mr. Tralies asked what he sees as an issue and Mr. Woessner stated there are no provisions for community sewage. There is for public and on-lot but nothing in between.

Mr. Flaharty stated developers could provide private sewage systems that are maintained by the HOA. Mr. Flaharty also stated there are separation distances for a well, on-lot septic system, stormwater infiltration which would have to be taken into account with the density issue. The Chester County Health Department handles on-lot water and sewer and they determine the separation distances.

Ms. Brown stated changing the density in the zoning districts might impact undeveloped properties in the Township. She plans to discuss the proposed changes with Mr. Hosterman and determine how best to approach recommending density changes in zoning districts. Mr. Tralies stated he will do some sketches of what fits and doesn't fit on a lot. Ms. Brown went over Mr. Hosterman's recommendations on changes to the amendments. A lengthy discussion ensued.

Review of Sign Ordinance Amendments

Ms. Brown reviewed the chart she made regarding the sign ordinance. A discussion ensued regarding additional changes to be made. Ms. Brown will make the changes discussed and they will revisit at the next meeting.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mr. Parson moved to adjourn the meeting at 9:37 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary